

COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, Pursuant to the authority and terms of sale contained in the decretal order of the Benton County Circuit Court entered in Case No. **CV14-13** pending between U.S. Bank National Association, as Trustee, in trust on behalf of JPMAC 2006-CW1 Trust, Plaintiff, and Donald J. England; Linda S. *Frasier*, et al., Defendants, the undersigned, as Commissioner of the Court, will offer for sale, at vendue to the highest bidder, at the front entrance door of the Benton County Courthouse, Bentonville, Arkansas on September 11, 2014 AT 9:15A.M. the following-described real estate, situated in Benton County, Arkansas, to-wit:

Part of the Fractional NW 1/4 of the NW 1/4, Section 5, T-18-N, R-29-W, and Part of the Fractional SW 1/4 of the NW 1/4, Section 5, T-18-N, R-29-W, Benton County, Arkansas, described as commencing at the SW Corner of the said NW 1/4, thence S 01 degree 13 minutes 28 seconds W, 2.06 feet; thence S 88 degrees 42 minutes 11 seconds E, 166.11 feet to the point of Beginning; thence N 14 degrees 52 minutes 23 seconds E, 382.07 feet; thence S 86 degrees 25 minutes 38 seconds E, 139.38 feet; thence S 60 degrees 37 minutes 12 seconds E, 49.47 feet; thence S 10 degrees 06 minutes 20 seconds W, 89.23 feet; thence S 28 degrees 48 minutes 43 seconds W, 124.58 feet; thence S 40 degrees 08 minutes 15 seconds W, 103.72 feet; thence S 55 degrees 51 minutes 15 seconds W, 100.60 feet; thence S 86 degrees 16 minutes 02 seconds W, 54.59 feet to the Point of Beginning, containing 1.32 acres, more or less.

Also known as 12796 Rhoden Lane, Lowell, Benton County, Arkansas.

More commonly known as: 12796 Rhoden Lane, Lowell, AR 72745_

TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Benton County Circuit Court entered in Case No. CV14-13, including but not limited to the following - should any successful bidder fail to perform under the instructions of the Commissioner at time of sale, then that bid shall be void and set aside. The Commissioner thereafter shall find that the subject property be awarded to the next successive highest bidder, until performance is rendered.

Also, on a credit of three months, the purchasers are required to execute a bond as required by law and the order and decree of the Court with approved security, bearing interest at the maximum rate allowed by Arkansas law from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money.

08/01/2014 /s/Brenda DeShields, COMMISSIONER